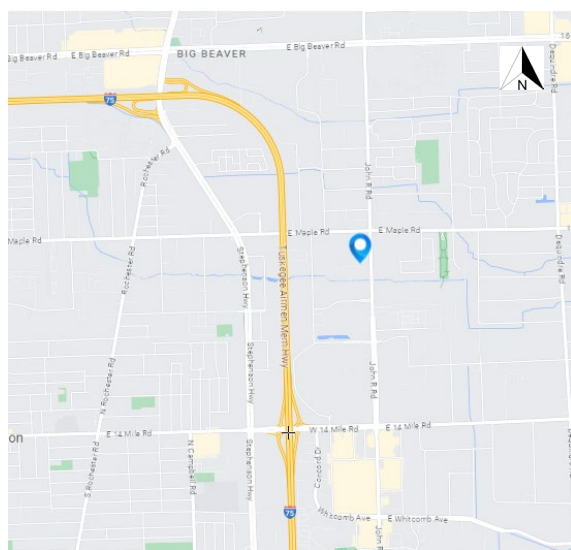




# 1419 John R.

Troy, MI 48083



## FOR SALE

### Property Highlights

- 26,876 SF which includes 2,500 SF of newly and completely renovated offices
- 2 acres includes land for expansion/outside storage
- 11 cranes / heavy power / 100% sprinklered
- 1 exterior truck well / 2 overhead doors
- Newer roof with transferable warranty
- Zoned IB (Industrial Business District) allows for a variety of uses
- Main road frontage

For information, please contact:

**CHRIS DOWELL**

Senior Managing Director

t 248-447-2717

chris.dowell@nrmk.com

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Farmington Hills, MI 48334

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# NEWMARK

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## INDUSTRIAL – Sale

1419 John R.  
Troy, MI 48083



Total Building Size: 26,876  
Total Available: 26,876  
Age: 1967; 2022  
Factory: 24,376  
Office: 2,500  
Minimum Divisible: 26,876  
Zoned: IB (Industrial Business)

**Sale Price: \$3,630,000.00**  
**Price Per SF: \$135.06/SF**  
**Taxes: Parcel 1 - \$1.49/SF**  
**Land Parcel - \$0.49/SF**

### Property Details

Acreage:	2	Power:	Heavy
Frontage:	300'	Buss:	Yes
Depth:	300'	Lights:	LED
Parking:	50	Truckwell:	(1) Exterior with leveler
Expandable:	Yes	Grade Door:	(1) 12' x 14'; (1) 14' x 14'
Storage:	Yes	Heating:	Radiant
Clearance:	16'	A/C:	Offices
Bay Size:	40'	Sprinklered:	Yes
Lavatories:	4	Airlines:	Yes
Crane:	(3) ½ -Ton; (1) 2-Ton; (4) 3-Ton; (3) 5-Ton	Compressor:	
Underhook:	12'-5"	Floordrains:	Yes

### Additional Information:

A rare availability! For sale in Troy, MI on a main road (John R.) with expansion land for growth, parking, and storage. Cranes; 100% sprinklered; radiant heat; epoxy floors and so much more! Entire office area was completely renovated and has not been used. Roof replaced in 2022 with transferable warranty. Contact Broker for pricing and deliverability.

### Contact Information:

**Chris Dowell**

248-447-2717

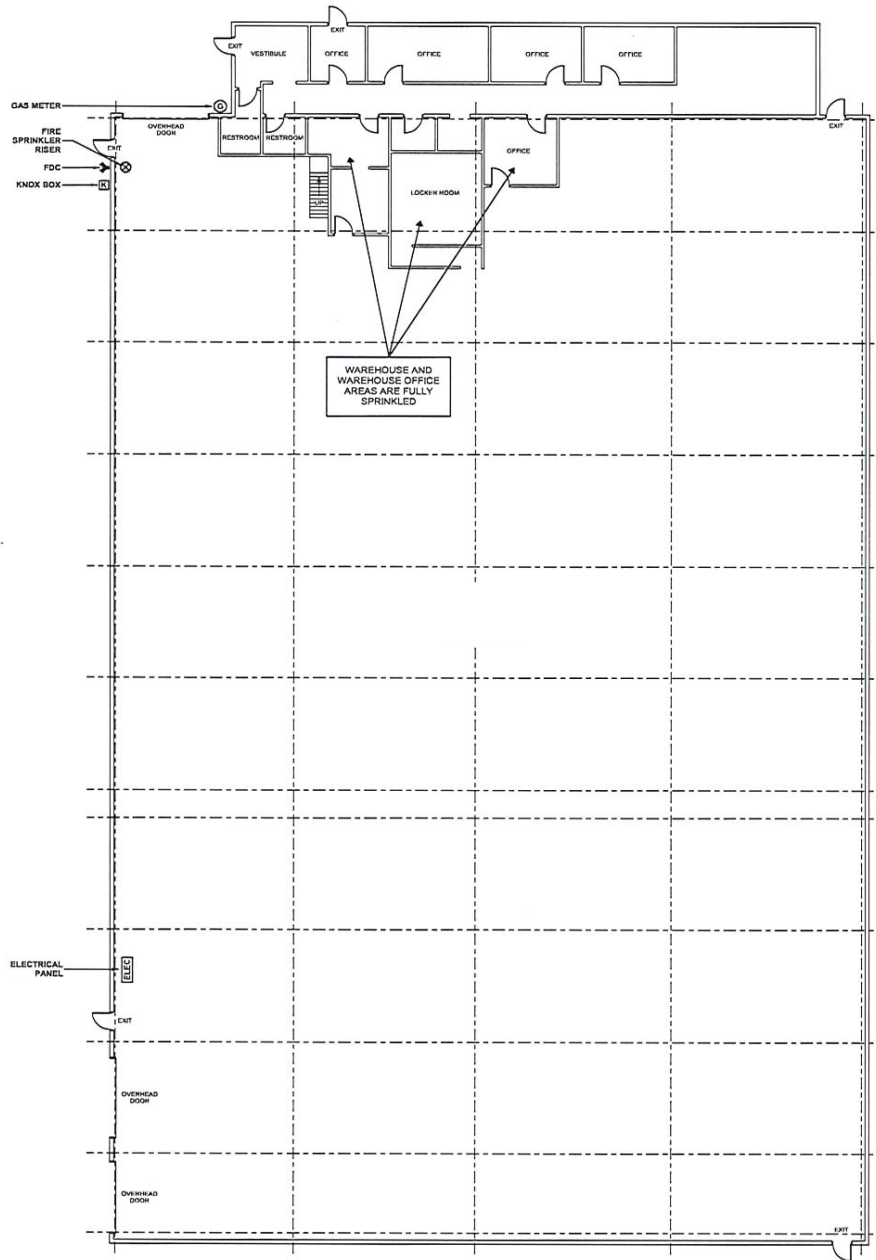
[chris.dowell@nmrk.com](mailto:chris.dowell@nmrk.com)

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# Floor Plan

1419 John R. Road  
Troy, MI 48083  
Bldg. Size: 26,876 SF



## CONTACT

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# NEWMARK

# Site Plan

1419 John R. Road  
Troy, MI 48083  
Bldg. Size: 26,876 SF



## CONTACT

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